

April 14, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: ZONING REFERRALS
BOARD OF APPEAL REFERRALS

Re: Petition No. Z-778
Henry Nemrow
1780 Centre Street, West Roxbury

Petitioner requests a change of occupancy from wholesale tobacco and warehouse to wholesale tobacco and retail in a General Business (B-1) district. Also, he would rent hospital equipment, various tools and supplies. Physical inspection indicates the conversion has already occurred and this petition is simply to legalize. Transportation reports favorably and approval is recommended.

VOTED: That in connection with Petition No. Z-778, brought by Henry Nemrow, 1780 Centre Street, West Roxbury, for variance of off-street parking not supplied, to change occupancy from wholesale tobacco and warehouse to wholesale tobacco and retail in a General Business district, the Boston Redevelopment Authority has no objection to the granting of the variance. The conversion, which has already occurred, will not be injurious or detrimental to the surrounding area.

Re: Petition No. Z-779
Arnold Browne
2 Howland St., Roxbury

Two variances to legalize a three family occupancy in apartment (H-1) and general residence (R-.8) districts are requested by petitioner who states the dwelling has been occupied by three families for many years. The Washington Park and Transportation staffs have no objection and approval is recommended.

VOTED: That in connection with Petition No. Z-779 brought by Arnold Browne, 2 Howland St., Roxbury, for two variances to legalize occupancy of a three family dwelling in apartment and general residence districts, the Boston Redevelopment Authority is not opposed to the granting of the variances. The three family occupancy has existed for many years and meets with the requirements of the Washington Park Urban Renewal Plan.

Re: Petition No. Z-782
Lydia Gentile
864 Canterbury St., Roslindale

Appellant wants to erect a one story extension to replace an open porch at the rear of her home in a single family (S-.5) district. A variance of deficient rear yard is requested. The code requirement of 40 feet is not presently supplied. The increased deficiency by the expansion will be minimal and approval is recommended.

VOTED: That in connection with Petition No. Z-782 brought by Lydia Gentile, 864 Canterbury St., Roslindale, for a variance to erect a one story addition in a single family (S-.5) district, the Boston Redevelopment Authority is not opposed to the granting of the variance. The increase in existing deficiency will be minimal. The expansion will not adversely affect the surrounding residences.

Re: Petitions No. Z-783 & 784
Carmela Pantano
461-465 Beech St., Roslindale

Dimensional variances are requested to sub-divide and erect a one family dwelling in a residential (R-.5) district. A dwelling exists at No. 461. Most of the lots in the surrounding neighborhood are of similar size, 5700 square feet. The new dwelling is compatible with the immediate area. Approval is recommended.

VOTED: That in connection with Petitions No. Z-783 & 784 brought by Carmela Pantano, 461-465 Beech St., Roslindale, for dimensional variances to subdivide and erect a one family dwelling in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variances. This is a reasonable use of land as the dwelling will conform with other homes and lots in the immediate neighborhood.

Re: Petition No. Z-785
Standard Uniform Rental Service
401 Mt. Vernon St., Dorchester

An industrial laundry and offices are sought in a general business (B-2) district. The appellant would erect a two story structure. The site is presently used as a contractor's yard, abutting Dooley Brothers dump and a sewerage pumping station. The use practically adjoins an industrial district where it is allowed. Approval is recommended.

VOTED: That in connection with Petition No. Z-785, brought by Standard Uniform Rental Service, 401 Mt. Vernon St., Dorchester, for a forbidden use to erect a two story industrial laundry and office building in a general business district, the Boston Redevelopment Authority has no objection to the granting of the variance. The use is compatible with the immediate area; it adjoins an industrial district where it is allowed.

Re: Petition No. Z-787
Elizabeth Motsis
152 Hillside St., Roxbury

A variance of usable open space less than required in an apartment (H-1) district is sought to change occupancy from three families and store to four families. The store has been abandoned for the last four years. The Fenway Project Director reports favorably. The conversion will be more beneficial to the neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-787, brought by Elizabeth Motsis, 152 Hillside Street, Roxbury, for variance of deficient usable open space to change occupancy from three families and stores to four families in an apartment district, the Boston Redevelopment Authority has no objection to the granting of the variance. The new apartment replaces an abandoned store and is much more beneficial to the neighborhood.

Re: Petition No. Z-788
Santo Sonego
13 Seaview Avenue, East Boston

In a residential district (R-.5), appellant seeks variance of excessive floor area ratio to erect a one family dwelling. The violation of nine tenths is minimal. The structure is similar to other residences in the neighborhood. All other requirements of the code have been met. Recommend approval.

VOTED: That in connection with Petition No. Z-788, brought by Santo Sonego, 13 Seaview Avenue, East Boston, for variance of excessive floor area ratio to erect a one family dwelling in a residential district, the Boston Redevelopment Authority has no objection to the granting of the variance. The violation is minimal, all other requirements of the code have been met.

Re: Petition No. Z-789
Antonio Silveri
25 Bradlee St., Hyde Park

Rear yard is insufficient to erect a one family dwelling in a single family district. Approximately half of the required 40 feet will be supplied. The violation will not have an adverse affect on the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-789, brought by Antonio Silveri, 25 Bradlee St., Hyde Park, for variance of insufficient rear yard to erect a one family dwelling in a single family district, the Boston Redevelopment Authority is not opposed to the granting of the variance as approximately half of the code requirement (40 feet) will be supplied. The immediate neighbors will not be adversely affected by the variance.

Re: Petition No. Z-790
Enterprise Trust
1442 Blue Hill Avenue, Mattapan

A three story 16 unit apartment building would be erected in a local business (L-5) district. Four dimensional variances are sought. The floor area ratio is at least 90% excessive. Insufficient open space would create a problem of having families without provisions for outdoor relaxation and healthful surroundings in this heavily congested area. It is felt that these variances should not be allowed where new construction is involved and denial is recommended.

VOTED: That in connection with Petition No. Z-790, brought by Enterprise Trust, 1442 Blue Hill Avenue, for four dimensional variances to erect a three story 16 unit apartment building in a local business district, the Boston Redevelopment Authority is opposed to the granting of these variances. Lack of light and air and overcrowding of land are two fundamentals of zoning being violated in this heavily congested area. The building proposes to contain 15,500 square feet of floor space on a lot of 11,100 square feet. The proposal is an unreasonable attempt to erect a building much too large for the area of land available. There is no practical difficulty or substantial hardship involved. The violations are detrimental to the public welfare.

Re: Petition No. Z-786
New England Deaconess Hospital
185 Pilgrim Road, Boston

The hospital proposes to erect a six story addition to its five story central building and provide space for over 100 beds. Three variances are requested in this apartment (H-2) district. The Fenway Plan calls for the area to be rezoned in the near future to an H-4 density which will permit this expansion. Applicant controls more parking spaces in the vicinity than H-2 or H 4 zoning requires. This conditional approval is recommended.

VOTED: That in connection with Petition No. Z-786, brought by New England Deaconess Hospital, 185 Pilgrim Road, Boston, for three variances to erect a six story addition in an apartment (H-2) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The approved Fenway plan proposes H 4 zoning, which permits density proposed by this expansion. Present loading bays are adequate. Applicant controls more parking spaces in the vicinity than H 2 or H 4 zoning requires.

Re: Petition No. Z-781
Clementina M. Auciello
64 Lincoln Street, Brighton

A conversion from bakery to metal fabrication of furniture, cabinets, doors, fencing and the like is proposed by appellant in a local business (L-1) district. The use would be light manufacturing and assembly. Several adjacent buildings along Lincoln Street are similarly used. Lincoln Street is a lightly traveled one-way street more appropriate for manufacturing than business uses. Recommend approval, provided a screen or opaque fence is built along the rear property line.

VOTED: That in connection with Petition No. Z-781, brought by Clementina M. Auciello, 64 Lincoln Street, Brighton, for a forbidden use to convert from bakery to metal fabrication of furniture, cabinets, doors, fencing and the like in a local business district, the Boston Redevelopment Authority has no objections to granting the variance, provided a screen is built along the rear property line. Adjacent buildings along Lincoln Street are similarly used. Lincoln Street is a lightly traveled one-way street more appropriate for manufacturing than business uses.

